MODUS
Transport & Traffic Engineering

Demolition and Construction Waste Management Plan

3-5 Fingal Street, Brunswick Heads

Proposed Mixed-Use Development

Contact Information

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Document Information

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1 Introduction

1.1 Overview

Modus has been engaged by Momentum Project Group Pty Ltd to prepare a Demolition and Construction Waste Management Plan (D&C WMP) in support of the proposed mixed-use (residential and commercial) development, located at 3-5 Fingal Street, Brunswick Heads.

The development will generate waste volumes during the D&C phases and as such, this plan will assist to guide in reducing wastage and reusing materials. This D&C WMP is to be used as a guide during the demolition and/or construction phases of the development only and will provide guidance on activities before works on site commence. This report outlines the requirements to comply with Council and State legislation, and actions required during demolition, excavation and construction phases. This D&C WMP has been prepared to meet the requirements of the Byron Shire Council (BSC) planning scheme, including:

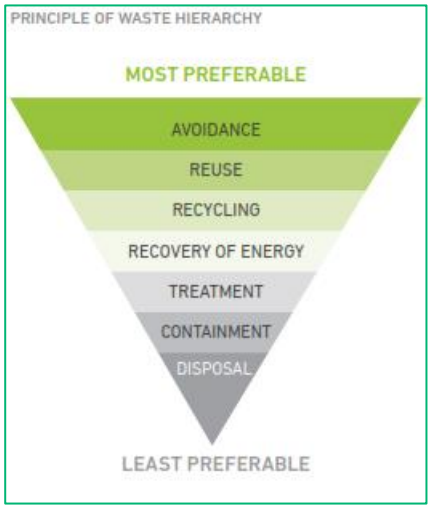
- Identifying waste streams and volumes,
- Identifying bin storage area locations, and responsibility for collection,
- Specifying recycling materials and how they are to be managed and collected.

1.2 Waste Hierarchy

The goal of this document is in line with the planning scheme and the waste hierarchy (avoid, reduce, reuse, recycle, recover (energy), treat and dispose), as shown in Figure 1-1, and aims to:

- Minimise the amount of waste generated;
- Maximise the reuse, recycling and reprocessing of construction waste materials; and
- Minimise the volume of material disposed to landfill.

Figure 1-1 Principle of Waste Hierarchy



1.3 Strategy Targets

To achieve the BSC objectives and state targets, BSC and the community will need to increase landfill diversion and resource recovery of household, commercial and industrial, and construction and demolition waste as indicated in "Towards Zero - Byron Shire's Integrated Waste and Resource Recovery Strategy 2019-2029". BSC's overarching objectives and management strategy priorities are outline in Table 1-1.

Table 1-1 Demolition and Construction Objectives

Demolition	Construction
▸ To maximise resource recovery and minimise residual waste from demolition activities. ▸ To optimise adaptive reuse opportunities of existing building/structures. ▸ To maximise reuse and recycling of materials. ▸ To minimise waste generation. ▸ To ensure appropriate storage and collection of waste. ▸ To minimise the environmental impacts associated with waste management. ▸ To avoid illegal dumping. ▸ To promote improved project management.	▸ To maximise resource recovery and minimise residual waste from construction activities. ▸ To maximise reuse and recycling of materials. ▸ To minimise waste generation. ▸ To ensure appropriate collection and storage of waste. ▸ To minimise the environmental impacts associated with waste management. ▸ To avoid illegal dumping. ▸ To promote improved project management. ▸ To optimise adaptive reuse opportunities of existing building/structures.

Source: Byron Shire Development Control Plan 2014 Chapter B8 Waste Minimisation and Management

1.4 References

Information contained within the report is based on local and state government authority requirements related to the BSC. For the purpose of this assessment, the following references have been utilised:

- BSC Development Control Plan 2014 – Chapter B8 Waste Minimisation and Management
- NSW Waste Avoidance and Resource Recovery Act 2001 and Strategy 2014-2021.
- All lead contaminated materials must be handled and disposed of in accordance with the NSW Environment Protection Authority's requirements;
- Work Cover NSW, including any requirements for asbestos removal and disposal,
- NSW Environment Protection Authority (EPA),
- Northern Beaches Waste Management Guidelines – Chapter 1 (Demolition) and Chapter 2 (Construction).

1.5 Limitations

Modus has completed this D&C WMP in accordance with the usual care and thoroughness of the consulting profession. The assessment is based on accepted waste management practises and standards applicable at the time of undertaking the assessment. Modus disclaims responsibility for any changes to project planning or equipment requirements that may occur after completion of the assessment.

2 Existing Conditions

2.1 Site Location

The development site is located at 3-5 Fingal Street, Brunswick Heads and is bounded by Fingal Street to the south, Balun Lane to the north, commercial developments to the east and west.

The site is identified within the BSC Local Environmental Plan as local centre zone and is surrounded by similar zones in ll directions, with exception of a low-density residential zone to the south of the site.

The site location is shown on Figure 2-1.

Figure 2-1 Site Location

Source: Nearmap

2.2 Existing Development and Refuse Arrangements

The site is occupied by a residential flat building and commercial office. Currently, wheelie bins are stored on-site and collected via Balun Lane for both sites.

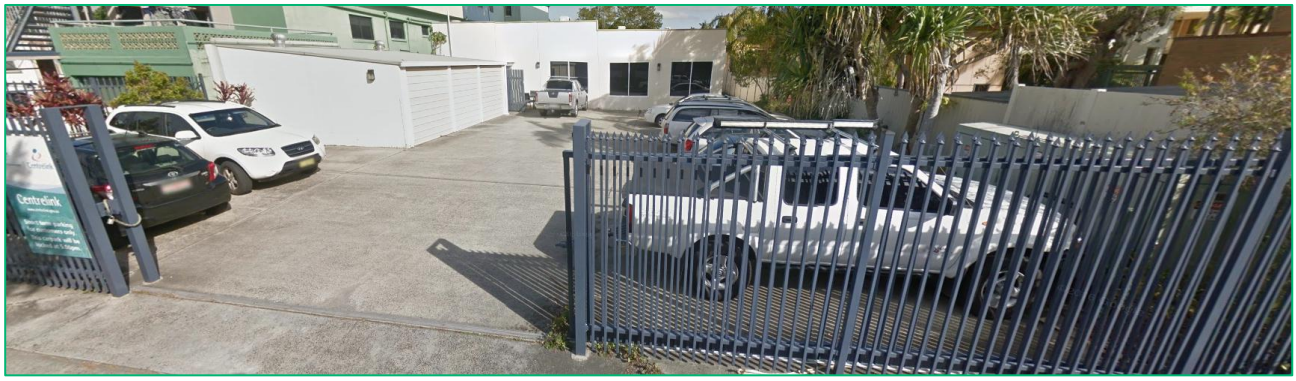
3 Proposed Development

3.1 Demolition

The existing lots located over the proposed site are shown in Figure 3-1, Figure 3-2, and Figure 3-3.

It is unknown as to whether any of the buildings contain asbestos, and as such, an independent asbestos consultant should be engaged to determine whether the presence of asbestos is likely and therefore whether onsite asbestos testing / investigations are warranted.

Figure 3-1 Existing Lot from Balun Lane (3 Fingal Street)



Source: Google Maps

Figure 3-2 Existing Lot from Balun Lane (5 Fingal Street)

Source: Google Maps

Figure 3-3 Existing Lots from Fingal Street

Source: Google Maps

3.2 Construction

The proposed development consists of a residential flat building with two (2) levels built above the ground floor shops and F&B uses.

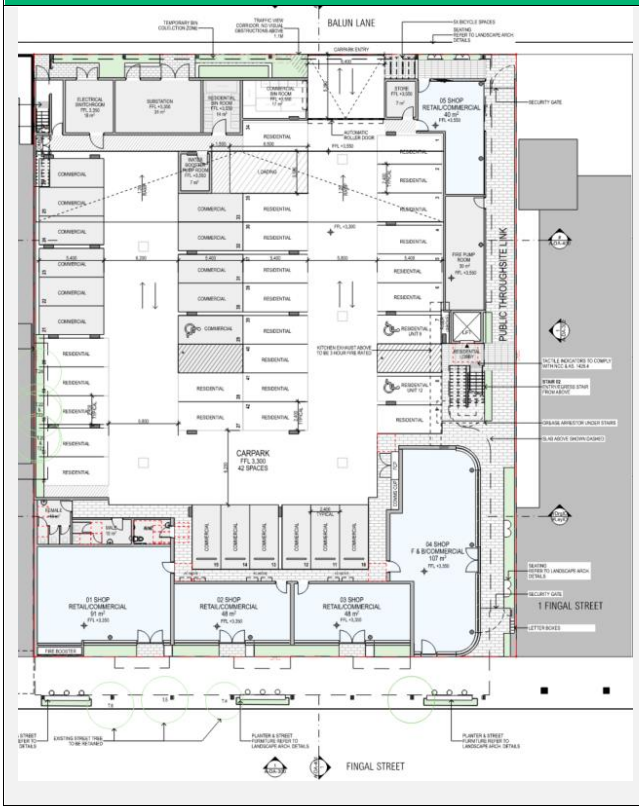
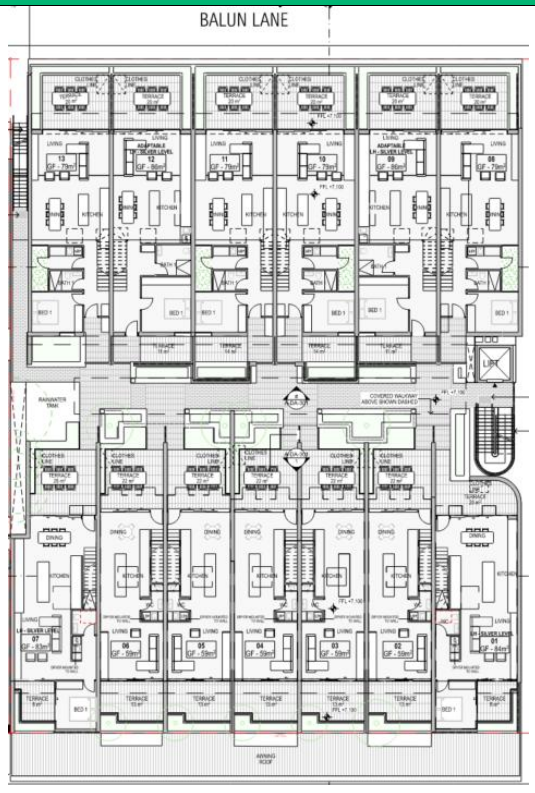
The proposed development yield has been outlined in Table 3-1.

Table 3-1 Development Summary

Proposed Use	Proposed Yield (units/m²)
2-Bedroom	5 units
3-Bedroom	8 units
Shop 1 (Retail)	91m²
Shop 2 (Retail)	48m²
Shop 3 (Retail)	48m²
Shop 4 (F&B)	107m²
Shop 5 (Retail)	40m²
Total	**13 units and 334m²**

The proposed site plan is illustrated on Figure 3-4. A copy of the development plans can be found in **Appendix A**.

Figure 3-4 Proposed Development (Site Plan)

Ground Floor	First Floor
	

Source: CHROFI, Drawing No. A-DA-200 & A-DA-201 rev 5, Date: 16/09/25 – Ground Floor and First Floor

4 D&C Waste Legislation

4.1 Overview

The following legislative framework outlined below has been outlined to provide guidance on the minimum requirements to follow. These include but are not limited to the following:

- Environment Planning and Assessment Act 1997
- NSW Local Government Act 1993
- Protection of the Environment Operations Act 1997 (POEO Act)
- Protection of the Environment Operations (Waste) Regulation 2014
- Sustainability New South Wales Act 2005
- Waste Avoidance and Resource Recovery Act 2001
- Work Health and Safety Act 2011

The transport and disposal of particular wastes have a range of legislative requirements that are required to be adhered to during the life of the project. Waste can only be transported to a place that can lawfully accept it. If waste material is transported to an unlawful place, both the owner of the waste and the transporter can be held liable for clean-up costs and for subsequent lawful disposal. Therefore, it is essential for the project managers/owners to ensure that appropriate due diligence is undertaken prior to the transportation of waste materials.

As part of the Development Approval, it will be a requirement to keep a copy of this D&C WMP along with proof of lawful disposal for all waste that is disposed of. Otherwise, all waste material (to be recycled and/or disposed) from the site must be retained on site in a Waste Data File.

A logbook is required to be kept as proof, along with any associated receipts/ invoices, waste classification, and site validation certificates. The logbook and associated receipts must be readily available for inspection by authorised Council Officers at any time during site works and at the conclusion of works. All entries must include, but are not limited to the following:

- Time and date,
- Vehicle registration and company name,
- Waste facility used, and
- Description and size of waste.

Further detail is provided below on requirements of any asbestos and/or contaminated land and guiding principles on recycling, reuse and recovery.

4.2 Asbestos

Asbestos can increase the risk of several serious diseases and increase exposure risk for cancers of the digestive system and should be treated with caution.

There are specific laws relating to working with or around asbestos (Work Health and Safety Act 2011, Work Health and Safety Regulation 2017 and Protection of the Environment Operations Act 1997). For more information, visit the WorkSafe NSW website.

Houses built or renovated in NSW prior to 1987 are likely to contain asbestos. There are specific laws relating to working with or around asbestos (Work Health and Safety Regulation 2017). If the houses that are to be demolished were built prior to 1987, an asbestos specialist should be engaged to identify if asbestos containing materials are present and an appropriate removal process be undertaken.

It is recommended that details of removal procedures and risk management will be detailed in the Hazardous Building Materials Assessment Report. All works should be halted if unidentified materials are suspected. Additional sampling may be required to areas that were not accessible at the time the report was undertaken.

4.3 Contaminated Land

Contaminated land is often a result of poor awareness in the past about protecting our environment. Depending on the levels of contaminants in the soil, it is not automatically a health risk.

Contaminated land needs to be managed consistently, effectively and transparently. Any contaminated soil identified after excavation has commenced is to be remediated and disposed of to an approved contaminated/remediated soil facility as per the Contaminated Land Management Act 1997 as required by EPA NSW and/or the Department of Health.

If during the course of excavation and activities lead to the contamination of land, or once a person becomes aware that there is evidence of previous contamination, there is a legal obligation to notify the EPA.

4.4 Recycling, Reuse and Recovery Guiding Principles

The NSW Waste Avoidance and Resource Recovery Strategy aims at reducing waste generation and keeping materials circulating within the economy. This is a priority through the statewide framework and working with all stakeholders (i.e. community, businesses, industry and government, manufacturers, waste and resource recovery industry, local governments) to become better recyclers and reduce waste sent to landfill.

All D&C materials suitable for recycling must be transported to an appropriately registered and accredited business to the satisfaction of the Principal Certifying Authority. On-site separation can reduce recycling costs and simplifies the sorting process.

5 Planning for D&C

5.1 Overview

Best practice waste management is required to comply with laws / guidelines, and to contribute to improved environmental performance and reduce waste disposal costs.

To achieve effective waste reduction during the D&C phases, there are several measures that should be undertaken by the appropriate personnel as outlined in **Appendix D**. Reducing waste sent to landfill will need to be agreed upon by all stakeholders and actions coordinated early in the planning phases to achieve best practice diversion rates. These measures are discussed in the following sections.

5.2 Contractor Selection

Contractor tendering should include a requirement for all contractors to identify their waste minimisation strategies and actions and outline the materials that they are likely to reuse and/or recycle on-site, and any items that are to be disposed to landfill. Additionally, they should also document any methods / procedures to reduce overordering, anticipated / known waste and other potential minimisation measures.

As a minimum, all contractors should follow the intent of this D&C WMP, and where not achievable, discussions with the site manager/foreman must be undertaken and recycling contractors engaged to provide alternative solutions.

An indicative list of contractors generally based around the NSW North Coast area is outlined in **Appendix B**. This list provides various contractors / services for handling the recycling, reuse and disposal of D&C waste from the proposed site.

5.3 Material Identification

Prior to demolition, it is recommended that construction contractors meet with demolition contractors and site managers to identify materials or items that can be reused and recycled during the D&C stages. All other materials should then be categorised based on acceptance criteria for available recyclers, as indicatively outlined in **Appendix B**. This level of planning at the earlier stages provides a more accurate and concise idea of the material to be reused / recycled or for disposal to landfill.

Therefore, it is recommended that those items of high costs to dispose, high rebate value (e.g. copper pipe), or have special handling requirements (e.g. lead pipe, asbestos and plasterboard) should be deconstructed by hand in the appropriate stages where possible and segregated and disposed of accordingly.

The remainder of materials may then be deconstructed either in stages to maximise segregation or placed into mixed material bins only if a recycling disposal point accepts mixed materials and sorts at their processing plant.

6 Demolition

6.1 Overview

Demolition is the dismantling, razing, destroying or wrecking of any building or structure or any part thereof. Demolition wastes can include excavated materials (i.e. soil, rocks, vegetation), building materials (i.e. bricks, concrete, timber, fittings, plasterboard) and also contaminated or dangerous materials (i.e. asbestos and contaminated soils).

Some of these wastes have special requirements for handling, transport and disposal, while the residual materials have been identified by the state government as having significant potential to contribute to the circular economy by recovering and recycling to reduce the need for virgin materials.

6.2 Methodology

The general methodology to be followed for completing the demolition stage is as follows:

- Sourcing contractors to gain an understanding of their site access / transportation requirements and bin choices;
- Installation of any barrier fencing for unauthorised entry into the demolition area, to protect pedestrian safety, access pathways etc;
- Identification of bin storage areas to accommodate required streams and number of bins, and installation of appropriate bins;
- Identification of collection vehicle access, ensuring unimpeded access for users and waste collection contractors;
- Installation of safety and educational signage at access points and waste storage areas;
- Site induction for all staff to include, but is not limited to the following:
    - Discussion on commitment to reuse and recycling,
    - How to use bins / recycle appropriately,
    - Who to contact if there are any issues or emergencies,
- Disconnect all services prior to demolition, including electricity, water meters and contact dial before you dig;
- Excavation of required materials (i.e. soil, rocks, vegetation). If any contaminants are found on-site, stop works immediately and contact the appropriate authorities as outlined in Section 4.3;
- Demolition of existing structures and separate materials into appropriately labelled bins in waste storage area;
- Regular checks on bin capacity and scheduling of removal contractors;

- If asbestos is found onsite, a licensed asbestos contractor should be engaged to identify and remove asbestos as outlined in Section 4.2. Any other hazardous materials should also be removed at this stage; and
- Waste data file maintained and updated with each collection.

6.3 Contaminated Items and Asbestos

Contaminated items and asbestos must go to an appropriately licensed transporter.

6.4 Landfill

Landfill is a last resort option for those items that cannot be readily reused, recycled or reprocessed.

6.5 Recycled Materials

All demolition materials for recycling must be transported to a registered and accredited facility.

6.6 Anticipated Volumes

Given the limited guidance in literature and variable nature of volumes likely to occur onsite, Modus has estimated demolition volumes by using data outlined in the Northern Beaches Waste Management Guidelines for a standard residential flat building, given both lots are smaller than a typical residential flat building and office block.

The resulting quantities are a guide only to assist in planning appropriate management solutions (access, bin capacity, training) for each of the waste streams. As anticipated volumes are currently unknown, it is essential that the appropriate contractor complete the table in **Appendix C** as soon as quantities of materials are known onsite. An estimation of volumes has been provided below and are indicative only. Table 6-1 demonstrates the estimated volumes of demolition materials for the site, along with typical waste conversion factors.

Table 6-1 Anticipated Demolition Waste Volumes

Material	Estimated Material for Demolition (per 1000 m^3)
Bricks	504m^3
Concrete	739m^3
Timber	10m^3
Metal	14m^3
Plasterboard	15m^3
General Waste	26m^3
Roof Tiles	25m^3
Asbestos	TBC
Total	**1,333m^3**

Table 6-2 Conversion Factors

Material	Northern Beaches Council	
	Conversion Factor (Tonnes per m^3)	Conversion Factor (m^3 per tonne)
Bricks	1.3 t = 1m^3	0.8 m^3 =1t
Concrete	1.1 t = 1m^3	0.9 m^3 =1t
General	1.0 t = 1m^3	1.0 m^3 =1t
Green Waste	1.0 t = 1m^3	1.0 m^3 =1t
Plasterboard	0.75 t = 1m^3	1.3 m^3 =1t
Steel	0.65 t = 1m^3	1.5 m^3 =1t
Tiles	1.3 t = 1m^3	0.8 m^3 =1t
Timber	1.1 t = 1m^3	0.9 m^3 =1t
Metals	-	-

7 Construction

7.1 Overview

The key objectives for reducing total waste to landfill during the construction phase is outlined in Section 1.2, with further information outlined below. These goals can be achieved through planning, commitment, infrastructure and site preparation.

The site foreman, and contractor representatives should be engaged early and clear guidelines on the expectations to minimise waste to landfill. The WMP and proof of lawful waste disposal/recycling, must be retained on site in a Waste Data File. Proof is to include a logbook with associated receipts/invoices, waste classification and site validation certificates.

7.2 Construction Hierarchy

7.2.1 Waste Avoidance

- Plan to use building materials with low wastage rates, if possible (i.e. prefabricated or modular materials),
- Design using standard material sizes, to reduce off-cuts and save on time and labour,
- Store materials in suitable locations to reduce damage to materials from weather, accidents, machinery and theft,
- Regularly undertake stocktake checks to ascertain available resources,
- Check all goods upon delivery for defects and return to supplier. Oversupply should not be accepted as any form of compensation,
- Purchase materials or request materials to have no packaging where appropriate, and
- Support the purchase of local and recycled content materials.

7.2.2 Reuse

- Reuse materials identified in the pre-planning consultation with the site foreman and construction contractor,
- Identify and source reusable materials from salvage yards or search for bespoke items (i.e. sale websites/pages), and
- Stockpile materials that can be reused in future stages or projects.

7.2.3 Recycling

- Provide bins for each material / stream based on acceptance criteria from recycling contractors,
- Some contractors may provide mixed bins to undertake the sorting process within their facility. This may be particularly useful when space is limited, and
- Provide a comingled (mixed) recycling bin for staff to dispose of recyclables from off-site sources (i.e. lunches and packaging etc).

7.3 Anticipated Volumes

Given the limited guidance in literature and variable nature of volumes likely to occur onsite, Modus has estimated construction volumes by using data outlined in the Northern Beaches Waste Management Guidelines for two (2) multiple unit dwellings.

The resulting quantities are a guide only to assist in planning appropriate management solutions (access, bin capacity, training) for each of the waste streams. As anticipated volumes are currently unknown, it is essential that the construction contractor/s complete the table in **Appendix C** as soon as quantities of materials are known onsite. An estimation of volumes has been provided below and are indicative only.

Table 7-1 demonstrates the estimated volumes of construction materials for the site, along with typical waste conversion factors, outlined in Table 7-1.

Table 7-1 Anticipated Construction Waste Volumes

Material	Estimated percentage of waste for the total amount of construction material ordered	Estimated Material for Construction (per 1000 m^3)
Bricks	5-10%	6-8m^3
Tiles	2-5%	-
Concrete	3-5%	12-14m^3
Timber	5-7%	2-4m^3
Metal	2-5%	2-4m^3
Plasterboard	5-20%	2-4m^3
Roof Sheeting	2-5%	N/A
Other Waste	5-10%	20-30m^3
Total	-	**44-64m^3**

8 Bin Storage

All waste containers / skip bins are to be located within the property boundary, and ideally positioned in an easily accessible location to minimise disposal distances, refuse collection vehicle impacts and minimal disturbance to stormwater flow etc. Hazardous, flammable or explosive materials must not be disposed of within skip bins at any time and failure to adhere to this could result in serious injury and financial penalties.

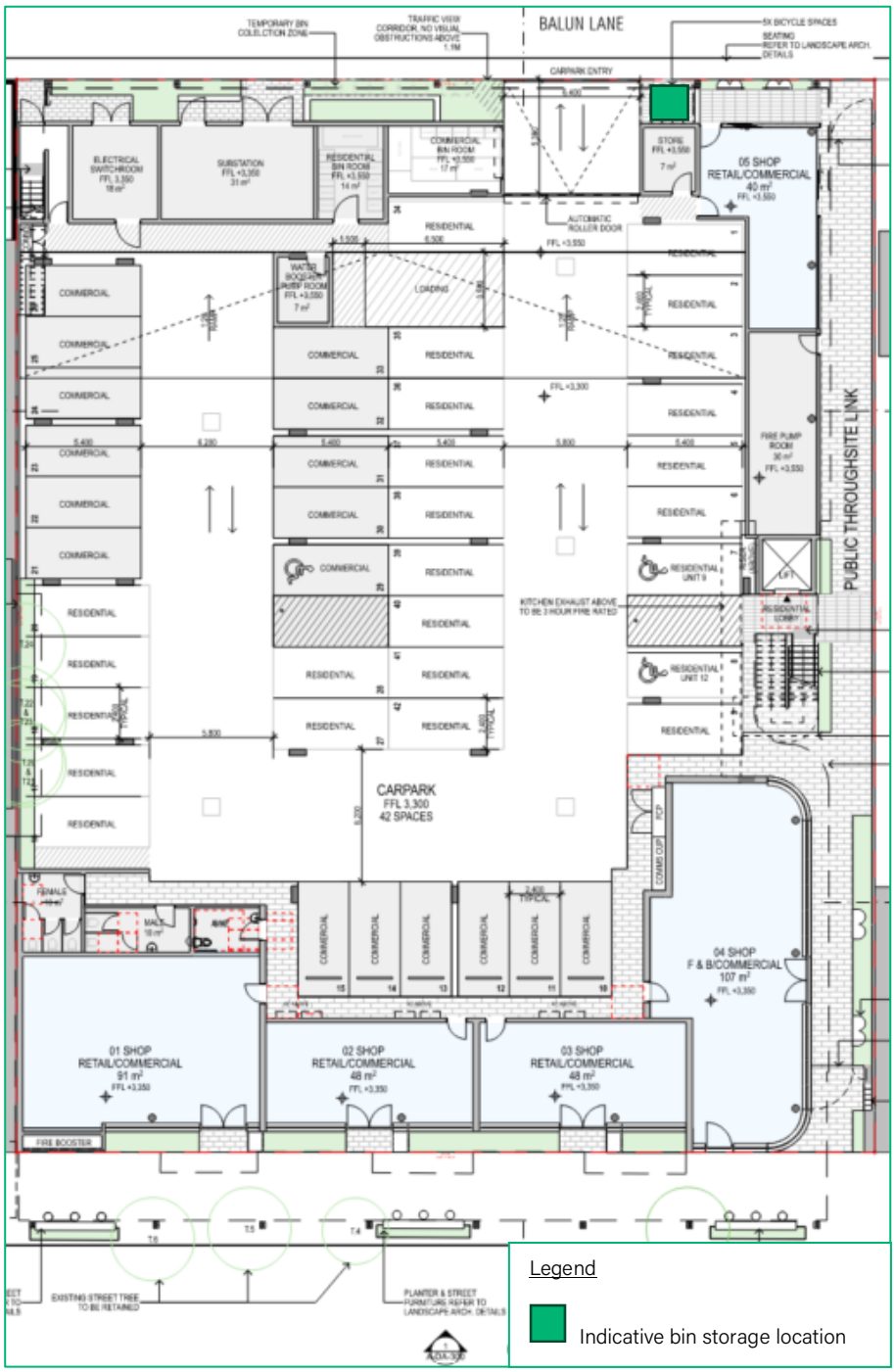
Bins located outside of the property boundary such as the roadway or nature strip are prohibited. However, a permit application to the BSC may be required if it is necessary for bins to be located outside of the property boundary.

All bins should be appropriately labelled, clearly visible for all users, easily accessible and stored in a well-lit area. It is recommended that bins and stockpiles will be located in close proximity to the site access / building structures and within the property boundary. The indicative bin storage locations for D&C are shown in Figure 8-1 and Figure 8-2. The storage areas should be of sufficient size to accommodate all required bins. Should more space be required, the site can adequately accommodate additional storage space onsite.

Figure 8-1 Indicative Demolition Waste Storage Location

Source: Nearmap

Figure 8-2 Indicative Construction Waste Storage Location



Source: CHROFI, Drawing No. A-DA-200 rev 5, Date: 16/09/25 – Ground Floor

Access to the site for D&C activities is proposed via Balun Lane. Each D&C waste contractor may have different collection methods, bins and vehicles and as such, the site foreman will be responsible for liaising directly with the contractors to ensure correct placement of bins/stockpiles to maximise safe access for both users and transporters.

APPENDIX A - Development Plans

1 PARK STREET

3 PARK STREET

26 MULLUMBIMBI STREET

24 MULLUMBIMBI STREET

HOTEL BRUNSWICK

4 MULLUMBIMBI STREET

2 THE TERRACE

4 THE TERRACE

BALUN LANE

EXISTING GARAGE TO BE DEMOLISHED

EXIST ELECTRICAL SUBSTATION TO BE DECOMISSIONED

EXISTING GARAGE TO BE DEMOLISHED

5 PARK STREET (CARPARK)

1 DP 112944

2 DP 112944

EXISTING TREE TO BE REMOVED

EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE RETAINED

NO.3 SINGLE STORY BUILDING TO BE DEMOLISHED

NO.5 SINGLE STORY BUILDING TO BE DEMOLISHED

9 FINGAL STREET

7 FINGAL STREET

1 FINGAL STREET

10 THE TERRACE

12 THE TERRACE

14 THE TERRACE

16 THE TERRACE

FINGAL STREET

Tree Table

Tree	Type	Diameter	Spread	Height
T1	PALM	0.4	6	8
T2	UNKNOWN	0.1	5	5
T3	TUCKEROO	0.3	8	10
T4	GREVILLEA	0.2	3	4
T5	GREVILLEA	0.1	4	4
T6	PALM	0.15	5	7
T7	PALM	0.1	4	7
T8	PALM	0.15	5	5
T9	PALM	0.15	5	5
T10	PALM	0.15	5	5
T11	PALM	0.15	6	7
T12	PALM	0.15	6	7
T13	PALM	0.3	6	7
T14	PALM	0.2	6	7
T15	PALM	0.2	6	7
T16	PALM	0.2	5	7
T17	PALM	0.2	6	7
T18	PALM	0.25	5	9
T19	PALM	0.25	5	9
T20	PALM	0.2	5	7
T21	PALM	0.2	5	7
T22	PALM	0.2	5	7
T23	PALM	0.2	5	7
T24	PALM	0.2	5	7
T25	EUCALYPTUS	0.6	13	15
T26	PALM	0.2	5	7
T27	MELALEUCA	0.4	7	10
T28	PALM	0.2	4	8
T29	PANDANUS	0.8	7	5
T30	PALM	0.2	5	7
T31	POINCIANA	0.8	10	8

1 / - TREE TABLE - SURVEYOR - BENNET & BENNET 1:2

1 / - GROUND 1:200

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REV	DATE	ISSUE
01	1/4/2025	Issue for DA
02	16/4/2025	Issue for DA
03	30/4/2025	Issue for DA

REV	DATE	ISSUE

PROJECT

Brunswick Heads

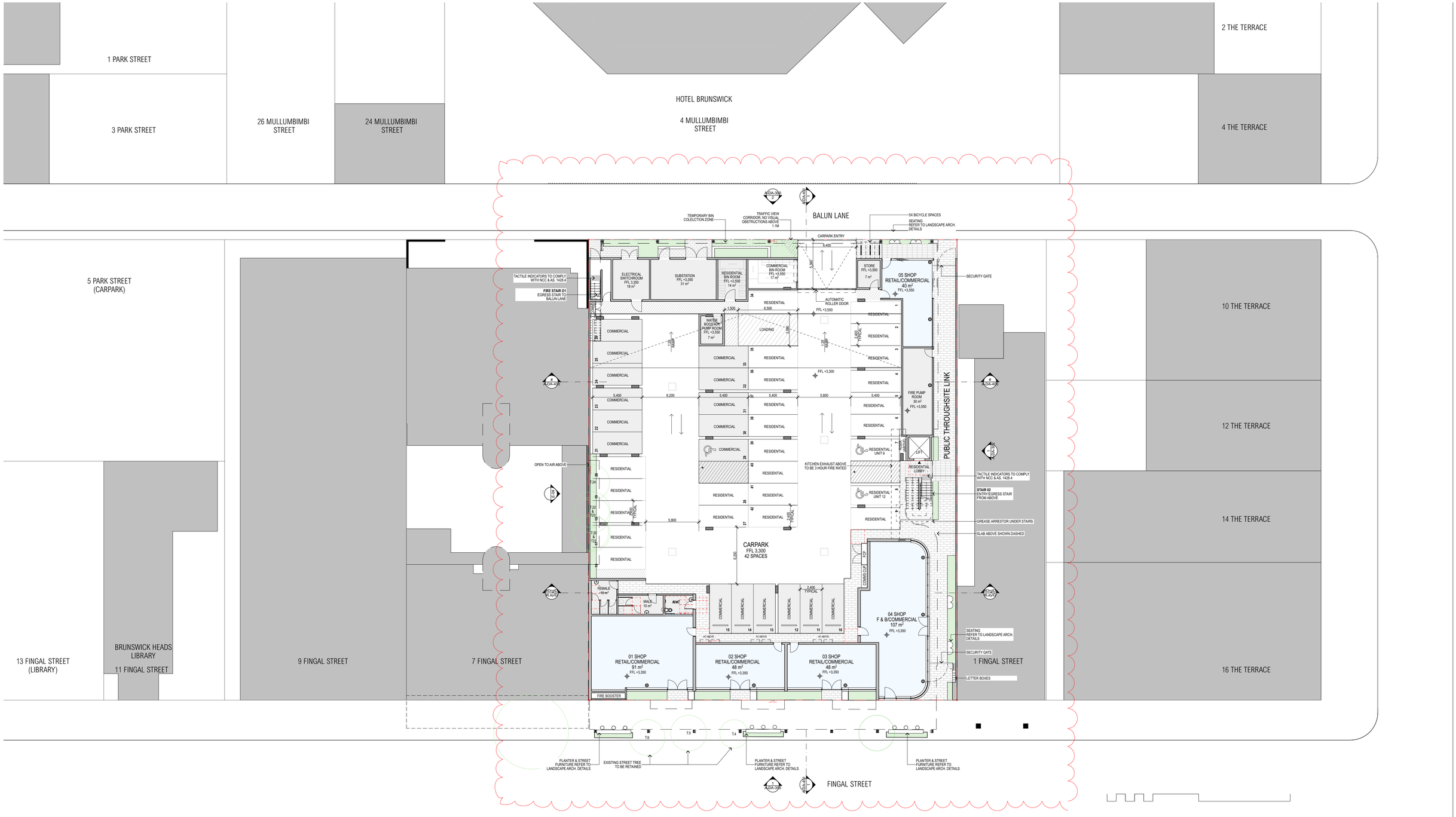
3-5 Fingal Street, Brunswick Heads

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
210110	30/4/25			1:200, 1:2	A1	N

DRAWING TITLE

DEMOLITION PLAN

DRAWING NUMBER	REVISION
A-DA-004	03



1 / - GROUND 1:200

AREAS SHOWN ON FLOOR PLAN ARE CALCULATED FROM INTERNAL WALL TO INTERNAL WALL (NLA). FOR GFA CALCULATION REFER TO **DA-603 GFA SCHEDULE**

ARCHITECT

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REV	DATE	ISSUE
01	30/1/2025	For Information
02	2/4/2025	Issue for DA
03	16/4/2025	Issue for DA
04	1/5/2025	Issue for DA
05	16/9/2025	Issue for DA

PROJECT

Brunswick Heads

3-5 Fingal Street, Brunswick Heads

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	NORTH
210110	16/9/25			1:200	A1	N

DRAWING TITLE

GROUND FLOOR PLAN

DRAWING NUMBER	REVISION
A-DA-200	05

APPENDIX B – Example D&C Contractors and Service Providers

The following is an indicative only list of contractors generally based around the Byron Bay area that provide various services for handling the recycling, reuse and disposal of D&C waste from the proposed project. Further detail on the capability and service, refer to the company website and contact via email or telephone.

This table has been assembled not in recommendation of any particular contractor, but to demonstrate the general availability of local recycling services in the area, with more companies / services are located within the wider Byron area.

Company	Service	Contact / Location Details
CivilTrak Excavations	▸ Excavation ▸ Tree clearing ▸ Truck hire	A: 9 Glendale Cres, Ocean Shores NSW 2483 T: 0499912459 E: civiltrak@gmail.com
J&M Bashforth & Sons Excavations	All types of earthworks and excavation, including: ▸ Bulk Earthworks ▸ Road works ▸ Concrete structures	A: 152 Tweed Street Brunswick Heads NSW 2483 T: (02) 6685 1337 E: office@bashforth.com.au
Wise Earthmoving Byron Bay	▸ Demolition ▸ Waste removal	A: 45 Manns Rd, Mullumbimby NSW 2482 T: 0400505004 E: mitch.l.wise@gmail.com
Project Demolition and Asbestos Removal	▸ Asbestos Removal ▸ Demolition ▸ Strip outs	A: 108 Geles Rd, Upper Burringbar NSW 2483 T: 0497057200 E: quotes@projectdemolition.com.au
Leez Group Services	▸ Demolition ▸ Excavation ▸ Landscaping divisions	A: Byron Bay NSW 2481 T: 0403213052 W: http://www.leezgroup.com.au/

APPENDIX C – D&C Volumes (TBC by Contractors)

Waste and/or Recyclable Materials			Destination		
			Reuse and Recycling		Disposal
Materials Use / Generated	Estimated volume (m^3) or Area (m^2) or weight (t) (Contractor to confirm)		On-site (How will materials be reused and/or recycled onsite?)	Off-site (Specify the contractor and recycling facility)	Specify the contractor and/or landfill site/transfer station
	Demolition	Construction			
Timber / Wood					
Ferrous Metals					
Non-Ferrous Metals					
Plasterboard					
Concrete					
Gravel					
Bricks					
Roofing Tiles					
Glass					
Fittings / Plumbing Fixtures					
Green Waste					
Asbestos (if any)					
Topsoil					
Sand / Fill					
Fluorescent light tubes					
Other (specify)					

How and where will materials be stored on-site for reuse and recycling? e.g. in skip bins located near entry.
How will site operations be managed to ensure minimal waste creation and maximum reuse and recycling? e.g. staff training, feedback from waste management service provider, on-going checks by site managers, separate area set aside for sorted wastes, clear signage for waste areas etc.
How will this plan be evaluated, and who is responsible for the evaluation? e.g. feedback from staff collected by the site manager.

APPENDIX D – D&C Actions and Responsibilities

Stage	Action	Responsibility	Checked
Pre-demolition	Appointment of site manager/foreman with clear responsibilities on reduction of waste to landfill.	Project manager (PM)	
	Review construction and demolition targets set by State government.	PM and site manager (SM)	
	Review legislated documentation requirements.	PM and SM	
	Appoint demolition contractor who is committed to manual demolition/ deconstruction and salvage of materials	PM and SM	
	Selection of appropriate recycling contractors and analysis of site access requirements and constraints.	PM, SM / demolition contractor (DC)	
Demolition	Sourcing of recycling contractors and transportation to gain an understanding of site access requirements and bin choices.	SM / DC	
	Installation of any barrier fencing to protect pedestrian safety, access pathways, and items to be protected/retained.	SM / DC	
	Identification of best bin storage areas for the number of material streams and collection vehicle access, ensuring unimpeded access for users and waste collection contractors.	PM, SM / DC	
	Installation of recycling bins.	PM / SM	
	Preparation of access points and installation of safety and educational signage at waste storage areas.	SM / DC	
	Site induction for all staff to include, but is not limited to discussions on commitment to reuse and recycling, how to use bins / recycle appropriately and who to contact if there are any issues or emergencies.	SM	
	Disconnect all services prior to demolition, including electricity, water meters and contact dial before you dig.	SM / DC	
	Excavation of required materials (i.e. soil, rocks, vegetation). If any contaminants are found on-site, stop works immediately and contact the appropriate authorities as outlined in Section 4.3.	DC & SM	
	Demolition of existing structures and separate materials into appropriately labelled bins in waste storage area.	DC	
	If asbestos is found onsite, a licensed asbestos contractor should be engaged to identify and remove asbestos as outlined in Section 4.2. Any other hazardous materials should also be removed at this stage;	PM, SM and DC	
	Regular checks on bin capacity and scheduling of removal contractors;	SM	
	Waste data file maintained and updated with each collection.	PM, SM / DC	
Construction	Sourcing of recycling contractors and transportation – gain an understanding of site access requirements and bin choices.	PM / SM	
	Installation of any barrier fencing to protect pedestrian safety, access pathways, and stockpiles to be protected/retained.	PM, SM and construction contractor (CC)	
	Identification of best bin storage areas for the number of material streams and collection vehicle access, ensuring unimpeded access for users and waste collection contractors.	PM / SM	
	Installation of recycling bins.	PM / SM	
	Preparation of access points and installation of safety and educational signage at waste storage areas.	PM / SM	
	Site induction for all staff to include discussion on commitment to waste minimisation, reuse and recycling, available stockpiles of salvaged materials, how to use bins appropriately, and who to contact for any issues.	SM	
	Regular checks on bin capacity and scheduling of removal contractors.	SM	
	Waste Data File maintained and updated with each collection.	SM and CC	